



City of Manteca

PLANNING COMMISSION RESOLUTION NO. 2025-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA APPROVING SITE PLAN AND DESIGN REVIEW (SPC-24-81), CONDITIONAL USE PERMIT (UPJ-25-02), A LOT LINE ADJUSTMENT (LLA-24-82), AND MASTER SIGN PROGRAM (MSP-25-05) FOR THE KAISER EMERGENCY DEPARTMENT EXPANSION, LOCATED AT 121, 153 AND 167 ST. DOMINICS DRIVE, AND 1765, 1777, 1779, 1783, 1787 AND 1795 W. YOSEMITE.

FILE NOS. SPC 24-81, UPJ-25-02, LLA-24-82, MSP-25-05

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of October 16, 2025, considered Site Plan and Design Review No. SPC-24-81, Conditional Use Permit No. UPJ-25-02 and Lot Line Adjustment No. LLA-24-82 for Kaiser Emergency Department Expansion ("the Project"), filed by Tina Wehrmeister of Kaiser Foundation Hospitals; and

WHEREAS, the larger Kaiser campus is located at 121, 153 and 167 St. Dominics Drive, and 1765, 1777, 1779, 1783, 1787 and 1795 W. Yosemite Avenue, identified by Assessor's Parcel Numbers (APNs) 200-180-16, -17, -34, -35, -37, -39, -40, -41, -42, -43, -44 and 200-140-29, -30, and -31; and

WHEREAS, the Kaiser ED Expansion project is located at 122 St. Dominics Drive and 1777 W. Yosemite Avenue, identified by Assessor's Parcel Numbers (APNs) 226-160-19 & 226-160-49; and

WHEREAS, the project applicant proposes a 27,476 sq ft expansion of the existing Emergency Department and related parking, landscaping, and lighting as attached in Exhibit 'A'; and

WHEREAS, the current General Plan land use designation for the project site is Public/Quasi-Public (PQP) and the current zoning designation is Public/Quasi-Public (PQP), and the proposed Kaiser ED Expansion is consistent with both the land use designation and zoning district designation; and

WHEREAS, a Conditional Use Permit is required to allow the Hospital Use in the Public/Quasi-Public Zoning District; and

WHEREAS, a Lot Line Adjustment is requested to merge two parcels into one and resize the new merged parcel to accommodate the proposed structure and required parking and landscaping; and

WHEREAS, the project Conditions of Approval for Kaiser ED Expansion are incorporated herewith and attached as “Exhibit B” to ensure that all applicable development standards and operational requirements of the zoning ordinance are met; and

WHEREAS, General Plan Land Use Policy LU-7.2 calls to designate adequate land, appropriately located for quasi-public uses such as hospitals, churches, private school facilities, and utility uses; and

WHEREAS General Plan Land Use Policy LU-7.3 requires us to consider, among other things, proximity to major streets, the cost to develop access to public facilities, and the safety of pedestrians and motorists; and

WHEREAS General Plan Land Use Policy LU-8.4: Policy Area 2 is located along West Yosemite Avenue and Airport Way, as shown in Figure LU-5. The primary land uses within Policy Area 2 are envisioned to be uses that support the expansion and retention of the Kaiser Permanente facility, creation of a high transit use corridor, and linkages to a future nearby transit center, and provide connectivity to the Family Entertainment Zone and other destinations. Development within this area may include transit-oriented development, business and medical offices, commercial, recreation, and high and medium-density residential, with appropriate transitions and buffers where residences would be located adjacent to industrial, wastewater processing, and other intensive uses. Vertical, mixed-use development is encouraged, with a 20% density bonus provided for all mixed-use developments that go above the 25% minimum of the developed area as commercial or office uses; and

WHEREAS General Plan Land Use Goal LU-9.2 calls to ensure that environmental justice issues related to potential adverse health impacts associated with land use decisions, including methods to reduce exposure to hazardous materials, industrial activity, vehicle exhaust, other sources of pollution, and excessive noise on residents regardless of age, culture, gender, race, socioeconomic status, or geographic location, are considered and addressed; and

WHEREAS General Plan Circulation Goal C-1.1 calls to strive to balance levels of service (LOS) for all modes (vehicle, transit, bicycle, and pedestrian) to maintain a high level of access and mobility, while developing a safe, complete, and efficient circulation system. The impact of new development and land use proposals on VMT, LOS, and accessibility for all modes should be considered in the review process; and

WHEREAS, General Plan Circulation Goal C-2.4 calls to design street improvements to provide multiple, direct, and convenient routes for all modes; and

WHEREAS General Plan Circulation Goal C-4.4 calls to provide bicycle parking facilities at commercial, business/professional, and light industrial uses in accordance with Part 11 of the California Building Standards Code; and

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WHEREAS General Plan Community Development Goal CD-2.2 calls to utilize architectural design features (e.g., windows, columns, offset roof planes, etc.) to vertically and horizontally articulate elevations for all sides of buildings; and

WHEREAS, as described in the staff report dated October 16, 2025, all the necessary findings for approval of the Site Plan and Design Review, Conditional Use Permit, Lot Line Adjustment, and Master Sign Program have been made; and

WHEREAS, the Project's cumulative design and conditions of approval will not be a detriment to the public health, safety, peace, comfort, convenience, prosperity, and general welfare of those residing or working in proximity to the Project; and

WHEREAS, the project has been evaluated through an Initial Study/Mitigated Negative Declaration ("MND") dated August 2025, which found the project will have less than significant impacts on the environment as long as all mitigation measures are followed as noted in the Mitigation Monitoring and Reporting Program (SCH# 2025080633); and

WHEREAS, a Notice of Public Hearing was circulated in accordance with Manteca Municipal Code 17.08.050; and

WHEREAS, all legal prerequisites to adopt the foregoing resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Manteca, upon evidence in the staff report, the Project file, and public testimony, now desires to approve SPC 24-81, UPJ-25-02, LLA-24-82, MSP-25-05 for the Kaiser Emergency Department Expansion, based on the following findings:

1) Recitals. All facts set forth in the recitals above are true and correct and incorporated herein by reference.

2) CEQA. The Project has been evaluated through an Initial Study/Mitigated Negative Declaration ("MND") dated August 2025, which found the project will have less than significant impacts on the environment as long as all mitigation measures are followed as noted in the Mitigation Monitoring and Reporting Program (SCH# 2025080633).

3) Site Plan Review

A. The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Planned Development, Master Plan, or Specific Plan provisions, Improvement Standards, and other applicable standards and regulations adopted by the City.

Analysis: GP explicitly identifies hospitals as a preferred use in the PQP. Maximum allowed lot coverage in the PQP is 50% or 0.5 FAR, which equates to 147,886 sq ft. The project proposes to add 27,476 sq ft to the existing 81,983, for a total of 109,459 sq ft (37% coverage or 0.37 FAR). Therefore, the project conforms to both the density and use requirements of this land use designation. The proposed development is in compliance with the Zoning Ordinance with regard to density,

setbacks, height, photo metrics, parking, and landscaping, and has been thoroughly assessed for environmental compliance via an Initial Study.

- B. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Analysis: The project is conditioned to provide a new three-way traffic signal at the intersection of W. Yosemite Drive and St Dominics Drive, allowing for easier pedestrian and vehicular ingress and egress. City bus route #1 runs in front of the Kaiser facility, and bus stop #21 is located just across St. Dominics Drive, in front of the adjacent Kaiser pharmacy at 1721 W. Yosemite Ave. All these improvements serve to help reduce VMT by increasing the ease of site access.

- C. The site layout (orientation and placement of buildings and parking areas), as well as the landscaping, lighting, and other development features, is compatible with and complements the existing surrounding environment and ultimate character of the area under the General Plan.

Analysis: The proposed site plan has been designed to complement the existing medical center. There are several entitled or proposed projects surrounding the campus which will incorporate their own contemporary design, and with the Kaiser Permanente expansion, the area will collectively update the W. Yosemite corridor consistent with the character envisioned by the General Plan and implementing documents. Parking will be temporarily relocated during construction, but the net result will be a shifting of the main entrance from W. Yosemite Avenue to a much safer access point on St. Dominics Drive via a new traffic signal at the intersection with W Yosemite Avenue.

- D. The proposed architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing, and similar elements, establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Analysis: The new emergency department borrows many elements from the existing hospital, which sits directly adjacent to it. The existing hospital is a single story, with a taller central element to signify its lobby; likewise, the emergency department maintains this scale, with a slightly taller glazed corner to draw patients to the main entry. The emergency department reconfigures the main entry of the hospital, where it provides a single zone for patients and family to easily and directly navigate to either building off of a shared plaza. The emergency department also provides an entirely separate ambulance entrance for more acute patients, located on the opposite corner of the building.

Furthermore, the emergency department's façade patterning and coloration align with those of the hospital, as well as those of the three medical office buildings at the rear of the campus. New plantings on site align with those that exist on the campus and in the local region. Signage for the project follows the language of the campus, and in many cases, existing signage is reused and refreshed.

4) Conditional Use Permit

- A. The proposed use is consistent with the General Plan, any applicable Specific Plan, and all applicable provisions of this Title.

Analysis: As discussed previously, this proposed development is consistent with the General Plan and all applicant provisions of this Title

- B. The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the city.

Analysis: This is an expansion of a long-existing use, which is necessary for the provision of health and safety for this rapidly growing city. All proposed development is on land which is owned by Kaiser and is already developed by them. They are simply re-purposing the land to better serve the demands of the community. Additionally, the new site layout will provide easier and safer pedestrian connectivity to the right-of-way.

- C. The proposed use is consistent with the purpose of the applicable district or districts.

Analysis: The property is zoned Public/Quasi-Public, which allows the hospital use, subject to a Conditional Use Permit. Moreover, the General Plan identifies hospitals as a preferred use for this designation.

- D. The proposed use meets the minimum requirements of this Title applicable to the use and complies with all other applicable laws, ordinances.

Analysis: As discussed previously, the proposed development does meet the minimum requirements of this Title and is consistent with the preferred uses spelled out in the 2043 General Plan.

5) Lot Line Adjustment

- A. The community development director shall approve a lot line adjustment application if he or she finds:

1. The parcels resulting from the lot line adjustment conform to the zoning ordinance and applicable building ordinances of the city.

Analysis: The request is two-fold. First, the applicants wish to merge one smaller lot (APN 200-180-37) into the larger one (APN 200-180-34), eliminating an illegal nonconformance on the boundary between the two. Second, the applicant requests to merge four paper lots (Lots 13, 24, 28, and 29 below) with the larger lot. The totality of these mergers brings the whole parcel into greater compliance with the Zoning Ordinance and the Subdivision Map Act and makes site design much simpler in general.

2. No conditions or exactions are required to bring the project into conformance with the zoning ordinance and applicable building ordinances of the city, or to facilitate the relocation of existing utilities, infrastructure, or easements.

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Analysis: No conditions or actions are required to bring the project more into conformance with the Zoning Ordinance or Building Code. The existing use is allowed per Zoning. This is simply an expansion of a previously approved use, which is a preferred use within the General Plan PQP designation.

- B. Conditional Approval by the Community Development Director. Pursuant to Section 66412(d) of the State Map Act, the community development director shall conditionally approve a lot line adjustment where the conditions or exactions on its approval are needed to conform the lot line adjustment to local zoning or building ordinances, or to facilitate relocation of existing utilities, infrastructure, or easements. Any dedications required as a condition of approval shall be made in accordance with Chapter 16.21 of this title; any improvements required as a condition of approval shall be made in accordance with Chapter 16.23 of this title.

Analysis: No conditions or exactions are required to bring the project more into conformance with the Zoning Ordinance or Building Code. Dedication is already in place, as the project site has been developed since 1989.

6) Master Sign Program

- A. The Approving Authority may approve a Master Sign Program with the finding that the proposed sign plan complies with the standards and requirements of this Title. Master Sign Programs which do not clearly meet such requirements shall be referred to the Planning Commission.

Analysis: All proposed signage for this project is subject to MMC 17.54 Signs on Private Property. The requested sign package has been assessed for consistency with regard to site placement, size, quantity, and content. Much of what is proposed is essentially wayfinding signage to guide patients and medical personnel. All proposed signage is determined to be consistent with Title 17.

7) Entitlement Permit Approval. Given the foregoing, the Planning Commission approves Site Plan Review SPC-24-81, Conditional Use Permit UPJ-25-02, Lot Line Adjustment LLA-24-82 and Master Sign Program MSP-25-05, subject to the Conditions of Approval attached herein as Exhibit 'B' and Project Plans dated May 8, 2025, attached herein as Exhibit 'A', Lot Line Adjustment attached hereto as Exhibit 'C', and the Master Sign Program attached hereto as Exhibit 'D'.

8) Effective Date. Approval shall take effect on the 11th day after the date of adoption of this Resolution.

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I HEREBY CERTIFY that the foregoing Resolution was passed by the Planning Commission of the City of Manteca at a regularly scheduled meeting held on the 16th day of October of 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing resolution is hereby adopted.

Celeste Fiore
Planning Commission Chairperson

Attest: _____
Samantha Clarke
Planning Commission Secretary

Attachments:
Exhibit 'A' – Plan Set
Exhibit 'B' – Conditions of Approval
Exhibit 'C' – LLA Exhibit
Exhibit 'D' – Master Sign Program